

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

January 28, 2015

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, January 28, 2015 in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Mr. Burke Watson; Ms. Sandra McBride Mr. Todd Champion; Mr. Doc Dunlap; Mr. Dennis Bolen; Mr. Harold Johnson – were present. Ms. Bertha Willis and Mr. John Acken were absent.</p> <p>Staff members present were Ms. Donna McCullum; Ms. Helen Roodman; Ms. Claudia Rainey and Ms. Wanda Scott.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. Burke Watson.</p>
MINUTES	<p>Ms. Sandra McBride made a motion to approve the minutes of the December 17, 2014, meeting as written. The motion was seconded by Mr. Harold Johnson and carried a unanimous vote.</p>
ELECTION OF OFFICERS	<p>Mr. Harold Johnson nominated Mr. Burke Watson as Chairman. The motion passed by acclamation.</p> <p>Ms. Sandra McBride nominated Mr. Dennis Bolen as Vice-Chairman. The motion passed by acclamation.</p>
OLD BUSINESS	<p>SV-14-11, 564 Eagle Rd. (County) - Ms. Claudia Rainey stated this request was deferred at last month's meeting in order to give the applicant time to clean up a zoning violation. She stated the applicant is in the process of cleaning up the violation, but have not completed the task yet and have asked for another deferral. They have been given until January 30, 2015 to complete the clean-up at which time if the clean-up has not been completed a ticket will be issued.</p>
NEW BUSINESS	<p>SV-14-13, Red Lane Rd. (County) was presented by Ms. Claudia Rainey. The Board reviewed this request for a variance from Article 8.e.13, Section f, <i>depth of residential lots shall not be more than 2-1/2 times their width</i> to subdivide +/- 7.05 acre tract from a larger +/- 15.93 acre parcel located on Red Lane Rd.</p> <p>Mr. Bill Lindler was present and spoke on behalf of the request.</p>

	<p>After a brief discussion, Mr. Dennis Bolen made a motion to approve this request as presented. The motion was seconded by Mr. Todd Champion and carried a unanimous vote.</p> <p>MSP-14-48/HCPD-15-01, Bultman/Kilgo Grocery Store (City) was presented by Ms. Helen Roodman. The Board reviewed this request for Major Site Plan and Highway Corridor Protection Design Review approval for a 41,117 sq. ft. grocery store with a 745 sq. ft. fuel kiosk and 12 fuel pumps to be located at the corner of Bultman Dr. and Kilgo St.</p> <p>Mr. Jeff Soble and Mr. Ben Berry were present and spoke on behalf of this request.</p> <p>After some discussion, Mr. Doc Dunlap made a motion to approve this request subject to staff's recommendations and the submitted Civil plans titled, "Site Improvements for: Proposed Grocery Store 615 Bultman Drive Sumter, SC 29150," prepared by Berry Engineers LLC, dated 12/15/14, revised 1/20/15 and color exterior architectural elevations, titled, "Sumter, SC Exterior Elevations," prepared by PB2 Architecture + Engineering, dated January 09, 2015, page 1 and 2. The motion was seconded by Mr. Harold Johnson and carried a unanimous vote.</p> <p>RZ-14-09, Frierson Rd. (County) was presented by Ms. Donna McCullum. The Board reviewed this request to rezone +/- 172.85 acre portion of property on the southeast corner of the intersection of Frierson Rd. and Sargent Rd. between Shaw AFB and Stamey Livestock Rd. from Limited Commercial (LC) and Light Industrial/Warehouse (LI-W) to Heavy Industrial (HI).</p> <p>Mr. Doc Dunlap recused himself from the discussion on this request.</p> <p>Mr. Jay Stutz spoke on behalf of Shaw AFB regarding this request.</p> <p>Mr. Bill Carter, Mr. Bubba Rabon and Mr. Clarke DeHart were present to speak on behalf of this request.</p> <p>After some discussion, Mr. Todd Champion made a motion to recommend approval of this request. The motion was seconded by Ms. Sandra McBride and carried a unanimous vote.</p>
OTHER BUSINESS	NONE
DIRECTOR'S REPORT	<p>Ms. Helen Roodman briefed the Board on OA-14-12/OA-14-13, Ice Vending Machines (City/County) by stating the applicant agreed to defer this request until the February meeting to allow staff time to draft some amendment language that addresses all the issues discussed at</p>

	the PC ordinance meeting held on January 20, 2015.
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:40 p.m. by acclamation.</p> <p>The next scheduled meeting is February 25, 2015.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Planning Secretary</p>

Sumter City-County Planning Commission

Meeting Date: 1-28-15

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